

**DESIGN REVIEW ADVISORY COMMITTEE  
SPECIAL MEETING – *DRAFT* MINUTES  
THURSDAY, SEPTEMBER 15, 2016  
ROOM 217  
TOWN HALL, WEST HARTFORD, CT**

**Call to Order/Roll Call:** 4:30 P.M.

**REFERRAL FROM TOWN PLANNER:**

1. **LaSalle Road**- *Study session preparatory to the submission of building and zoning permits for façade improvements to the existing “LaSalle Road Properties” located at 52-64 LaSalle Road. (DRAC receipt on September 15, 2016.)* **No formal action taken by the DRAC.**

Todd Dumais, Town Planner explained this proposal was not part of a site plan review but a building/zoning permit and this was a referral from him.

Jeff Jahnke, Quisenberry Arcari Architects, presented the project. They have been working with the owners for a year now looking at different design options and how they would treat the facades and come up with a fabric that would update everything and keep with what they feel would be the current and future of the West Hartford center. He described the existing make-up of the facades – each unique to others on the block. They’re trying to present something that’s distinctive but that will also pull everything together cohesively. They’re working with a glazier from Southington to see what different types of store front systems that would work with the existing spaces and also would work with modifying them. ADA compliance would also come into play down the road.

Mr. Jahnke explained they had three (3) types: a) For existing tenants the nano wall was being considered – panelized system open to the street; b) overhead doors as another option; and c) curtain wall system – standard aluminum storefront with tinted windows. They’re also looking at the evening streetscape, lighting packages, and a cohesive signage appearance. He discussed the existing signage above and beneath the windows and the fact they are considering a sun shade system that would help with the storefronts interconnected look. A blue tint glazing and clear anodized window shade system was discussed.

The question arose whether the brick on the first floor correlates to anything on the second floor. Their intention is not to change the brick so they said yes it does. The brick

columns will remain – at this time they feel the columns are structural and don't intend on removing them. The DRAC inquired if this system has the maneuverability to move entrance doors and they felt they did. The existing tenant's entrances will likely remain. The individual storefronts were discussed. Gen Y was mentioned as one that would likely need to be addressed the most. There was strong interest from a proposed tenant for the garage door opening system.

The butt glazing to the ground was discussed and thought it should be pulled up and not to use Dryvit there. Mr. Jahnke was in agreement. They think the glass percentage is a little more with what they're proposing. It was thought to be a nice attribute by Chairman Gebrian. Awnings were questioned. The stores that have punched openings provide some shelter for the elements, but Mr. Jahnke felt pedestrians would feel what will keep the rain off of them with the proposed sun shade system – they are looking into some system – perhaps an acrylic panel to protect pedestrians from the rain, or possibly another type of system but right now this is what they are looking at. Storefront glazing will be tinted not clear.

Comment by the DRAC: There was a nice rhythm on the second floor...first two courses over tenant 'Block Advisor's' the line almost carries over to the overhead door, but what was a concern was the bottom base (mullions) needed to carry across to the garage doors for continuity. Mr. Jahnke agreed and they would review that element. Property line to the storefront? Perhaps 4 to 6 ft ... a survey would need to be looked at. There was discussion regarding the capability to put a solid panel along all the swinging doors and above the garage doors.

Two types of exterior lighting was discussed: accent lighting on the building and signage. Up lighting or down lighting of the signage has not be determined yet. Possibly LED tubular lighting above the awning fixtures. They're still studying what lighting options they have with the proposed system. They narrowed it down to three (3) different light fixtures: a) Barn lights - polished updated; b) jelly jar type; and c) cylindrical lights. It was discussed whether barn light works – thought to slick it up a bit, the up/down lights were too simple, and the jelly jar a little retro. It was thought to stay true to the new design. LED lights will be utilized. Look at the possibility of dimmers and the capability of lights changing colors. The architects stated as the tenants go in the storefronts get upgraded.

The DRAC thought it was a good presentation and there was a lot of work put into the proposal thus far. The architect was appreciative of the comments and suggestions made by the DRAC.

2. **TOWN PLANNERS REPORT:** Town Planner briefly discussed the Corbin's Corner project – it may or may not be coming back.

**APPROVAL OF MEETING MINUTES:**

- June 16, 2016 **Approved – Vote 4-0. Motion: Fritz/Second:Crosby  
(Giolitto recused himself)**
- July 14, 2016 **Approved - Vote 5-0. Motion: Crosby/Second:Whitaker**

**ADJOURNED:**

5:20 P.M.

C: Ron Van Winkle, Town Manager  
Kimberly Boneham, Deputy Corporation Counsel

Mark McGovern, Director of Community Services  
Essie Labrot, Town Clerk

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